

ORDINANCE NO. 20210304-089

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4530 EAST BEN WHITE BOULEVARD SERVICE ROAD WESTBOUND IN THE EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN AREA FROM SINGLE-FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from standard lot-neighborhood plan (SF-2-NP) combining district and general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2019-0167, on file at the Housing and Planning Department, as follows:

Lot 1, Block A, BURLESON-BEN WHITE SUBDIVISION, a subdivision in Travis County, Texas, accord to the map or plat thereof, recorded as Document No. 200100028, Plat Records of Travis County, Texas (the "Property"),

locally known as 4530 East Ben White Boulevard Service Road Westbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are not permitted uses of the Property:

Agricultural sales and services	Automotive rentals
Automotive repair services	Automotive washing (of any type)
Building maintenance services	Campground
Club or lodge	Commercial off-street parking
Communication service facilities	Communication recreation (private)
Community recreation (public)	Construction sales and services
Custom manufacturing	Drop-off recycling collection facility

Equipment repair services
Funeral services
Indoor sports and recreation
Maintenance and service facilities
Outdoor entertainment
Pawn shop services
Residential treatment
Transitional housing
Veterinary services

Equipment sales
Indoor entertainment
Kennel
Monument retail sales
Outdoor sports and recreation
Pet services
Theater
Transportation terminal

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 20061116-056 that established zoning for the Parker Lane Neighborhood Plan.

PART 5. This ordinance takes effect on March 15, 2021.



PASSED AND APPROVED

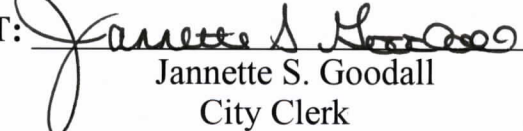
March 4, 2021

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Steve Adler
Mayor

APPROVED: 
Anne L. Morgan by 
City Attorney

ATTEST: 
Jannette S. Goodall
City Clerk

